

ASPEN MANOR SHOPPING CENTER Silver Spring, MD 20906



PROJECT FACTS

GLA: 45,000 SF

- ▶ Neighborhood center located on heavily traveled Georgia Avenue
- ▶ Lotte Plaza Market is a well-recognized Korean grocer
- ▶ Center is located in affluent Montgomery County which ranked as the 17th wealthiest county in the U.S. (Census Bureau 2017) with a median HH income of \$99,763
- ▶ 57% of county residents have a Bachelor's degree or better

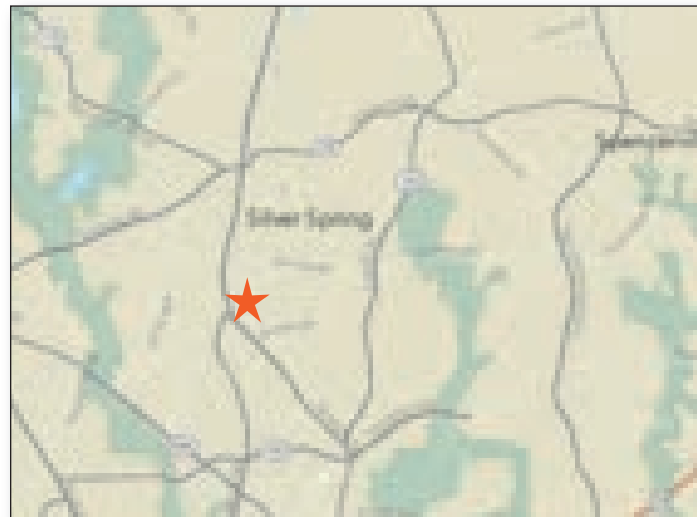
FEATURED TENANTS

Lotte Plaza Market, Advance Auto

2021 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	27,517	\$ 94,759	8,641
3 mile	150,923	\$116,905	52,697
5 mile	322,033	\$141,325	119,154

2020 ESRI



LOCATION

Georgia Avenue & Aspen Hill Road - Silver Spring, MD

LEASING CONTACT

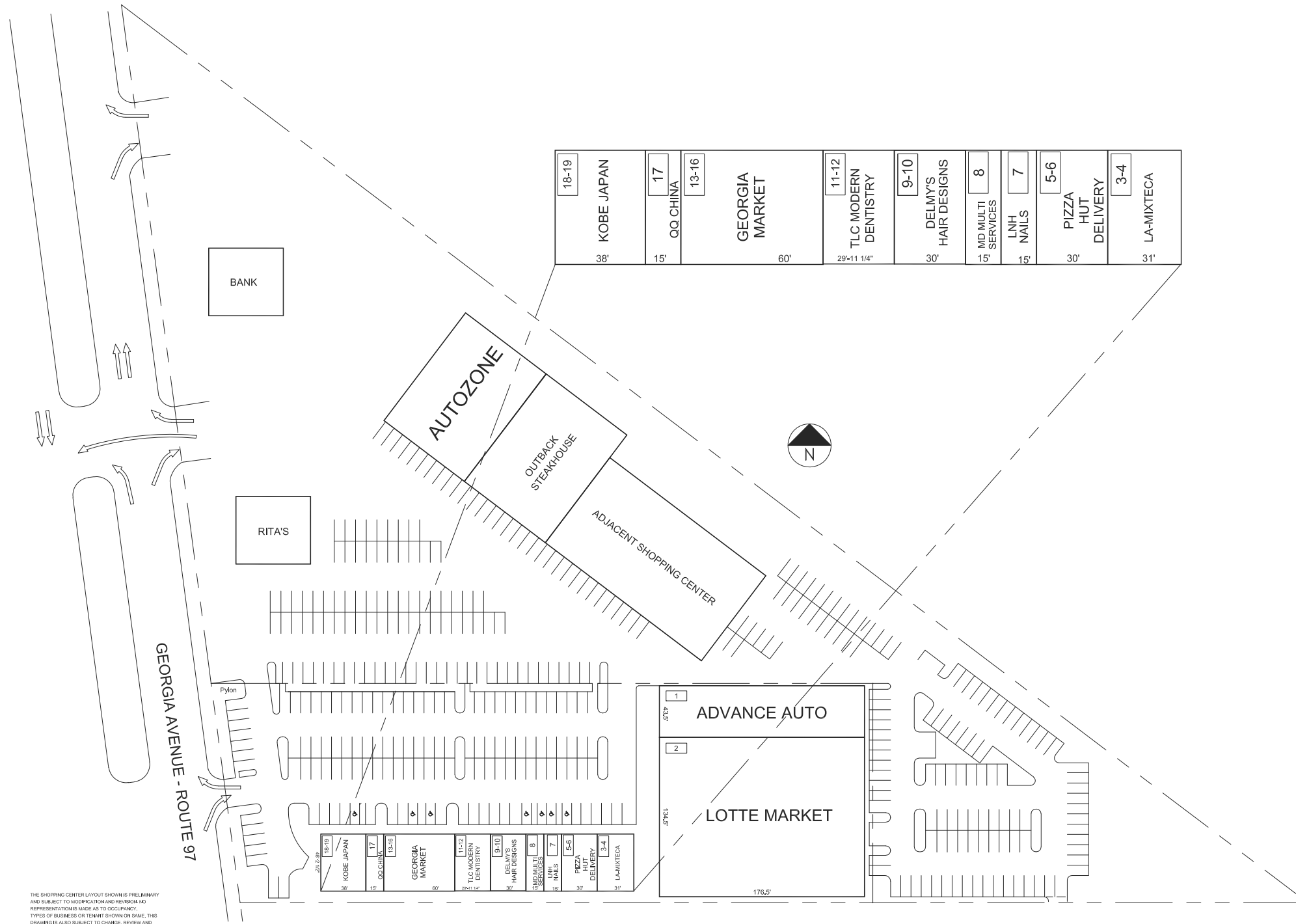
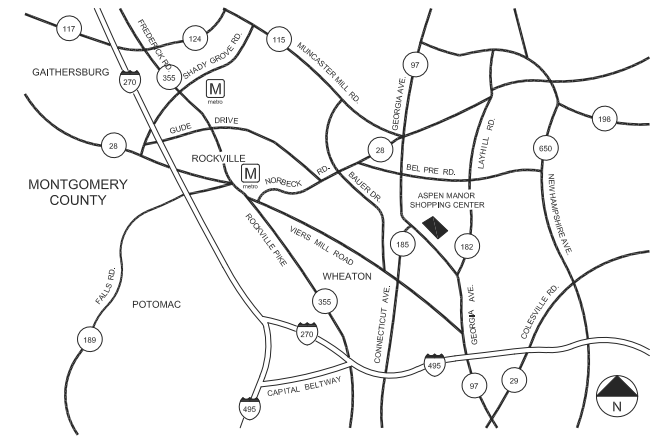
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ASPEN MANOR SHOPPING CENTER

ASPEN HILL, MARYLAND



TENANT ROSTER

1	ADVANCE AUTO	7,564 SF
2	LOTTE MARKET	24,692 SF
3-4	LA-MIXTECA	1,488 SF
5-6	PIZZA HUT DELIVERY	1,440 SF
7	LNH NAIL SALON	720 SF
8	MD MULTI SERVICE	720 SF
9-10	DELMY'S HAIR DESIGN	1,440 SF
11-12	TLC MODERN DENTISTRY	1,440 SF
13-16	GEORGIA MARKET	2,880 SF
17	QQ CHINA	720 SF
18-19	KOBE JAPAN	1,824 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	44,928 SF
ZONED =	C-1
REV. DATE =	MAR 2021

ASPEN MANOR SHOPPING CENTER

GEORGIA AVENUE (ROUTE 97)
ASPEN HILL, MARYLAND 20906



COMBINED PROPERTIES INCORPORATED

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LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME, THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

APPROX. SCALE
0' 50' 100'